



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF NON-EXCLUSIVE RENT-A-CAR CONCESSIONS
HILO INTERNATIONAL AIRPORT

HAWAII

The Department of Transportation (DOT) proposes to offer seven non-exclusive Rent-A-Car Concessions (Concessions) at Hilo International Airport on the Island of Hawaii. The following contains a description and summary of some of the major terms and conditions that the DOT anticipates incorporating into the Concession Agreements and companion Premises Leases:

PURPOSE:

To award Concession Agreements and Premises Leases to seven qualified Concessionaires submitting the highest bids to operate non-exclusive Concessions at Hilo International Airport.

LEGAL REFERENCE:

Chapter 102, Hawaii Revised Statutes, as amended.
Chapter 171, Hawaii Revised Statutes, as amended.

LOCATION AND TAX MAP KEY:

Hilo International Airport, Island of Hawaii, Hawaii
Tax Map Key: 3rd Division, 2-1-12:Portion of 9

PREMISES (as shown on attached exhibits):

- At the Commencement of the Premises Lease:
 - 1. Baseyards
 - a. Spaces:

ITO-009-101 containing an area of approximately 24,109 square feet
ITO-009-109 containing an area of approximately 22,792 square feet
ITO-009-113 containing an area of approximately 12,159 square feet

- b. Space ITO-009-102 containing an area of approximately 20,538 square feet
- c. Space ITO-009-103 containing an area of approximately 20,613 square feet
- d. Spaces:
ITO-009-104 containing an area of approximately 21,009 square feet
ITO-009-105 containing an area of approximately 21,007 square feet
- e. ITO-009-106 containing an area of approximately 19,084 square feet
- f. ITO-009-107 containing an area of approximately 29,575 square feet
- g. ITO-009-108 containing an area of approximately 21,470 square feet

2. Counter Spaces

- a. ITO-309-101 containing an area of approximately 88 square feet
- b. ITO-309-102 containing an area of approximately 86 square feet
- c. ITO-309-103 containing an area of approximately 86 square feet
- d. ITO-309-104 containing an area of approximately 86 square feet
- e. ITO-309-105 containing an area of approximately 36 square feet
ITO-309-106 containing an area of approximately 52 square feet
ITO-309-107 containing an area of approximately 52 square feet
ITO-309-108 containing an area of approximately 36 square feet
- f. ITO-309-109 containing an area of approximately 35 square feet
- g. ITO-309-110 containing an area of approximately 35 square feet
ITO-309-111 containing an area of approximately 52 square feet
ITO-309-112 containing an area of approximately 36 square feet

3. Ready Stalls

Ready stalls will be allocated on a proportional basis based on the concession bid. The highest bidder will get the most stalls, second highest the next most, etc.

- During the term of the Agreement:

The DOT may, at the DOT's sole discretion, require or permit the Concessionaire to add additional spaces.

ZONING:

State Land Use District: Urban
County of Hawaii CZO: Industrial (ML20)

LAND STATUS:

Section 5(b), Hawaii Admission Act – Ceded
DHHL 30% entitlement lands: Yes ___ No X

TERM:

The Concession Agreements will be for five years commencing on June 1, 2009, and ending on May 31, 2014. The Premises Leases will be for ten years commencing on June 1, 2009, and ending on May 31, 2019.

Should the Concessionaire not be a successful bidder for a successor Concession Agreement after five-year term, the Premises Lease will terminate and be issued to the new successful bidder who will be responsible for compensating the Concessionaire for any unamortized cost of the leasehold improvements constructed on the Premises.

CONCESSION FEE AND PREMISES RENTAL:

The total annual concession fee established in the Concession Agreement shall be the greater of the following:

- a. Minimum Annual Guaranteed Fee. The minimum annual guaranteed concession fee for each year of the Concession Agreement shall be as set forth in the Concessionaire's Bid Proposal (hereafter the "MAG"), or

- b. Percentage Fee. Ten percent (10%) of the gross receipts of the concession.

The upset minimum annual concession fee shall not be less than NINETY THOUSAND AND NO/100 DOLLARS (\$90,000.00).

The premises rent under the Premises Leases shall be the product of the square footage of the premises and the applicable rate for car rental use. For the counters, that rate currently is \$24.00 per square foot per annum. For the baseyards, the rate currently is \$1.16 for improved paved land and \$.83 for improved unpaved land.

IMPROVEMENTS:

The Concessionaire will be required to invest a minimum total of ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00) for improvements, fixtures, and equipment in all of the spaces assigned under the Agreement in accordance with DOT and county building standards.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

In accordance with the Comprehensive Exemption List approved by the Environmental Council and dated November 15, 2000, the subject qualifies under exempt Class of Action No. 1 – “Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.”

BASIS OF AWARD:

The award of the Agreements will be to the seven highest responsible bidders, based upon the total amount of the minimum annual guaranteed concession fee bids for the five-year term of the Concession Agreement.


REMARKS:

The on-airport Rent-A-Car concessions have been on a holdover status for several years. The issuance of Concession Agreements will provide stability to the car rental industry and allow the operators to make necessary improvements to facilities.

RECOMMENDATION:


That the Board authorize the call for sealed bid tenders and issuance of a new non-exclusive Rent-A-Car concession subject to: 1) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State; and 2) review and approval by the Department of the Attorney General.

Respectfully submitted,

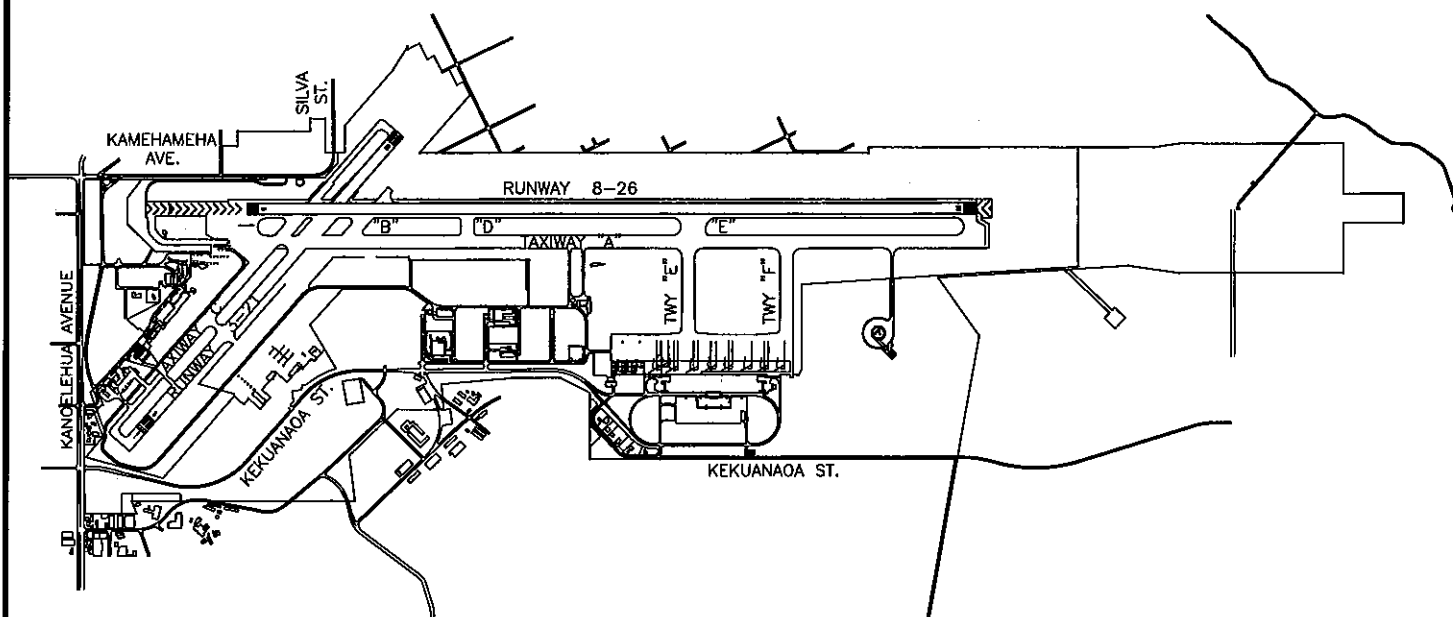


BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

APPROVED FOR SUBMITTAL:



LAURA H. THIELEN
Chairperson and Member



SCALE: 1" = 2500'

DATE : JANUARY 2008

EXHIBIT: **A-1**



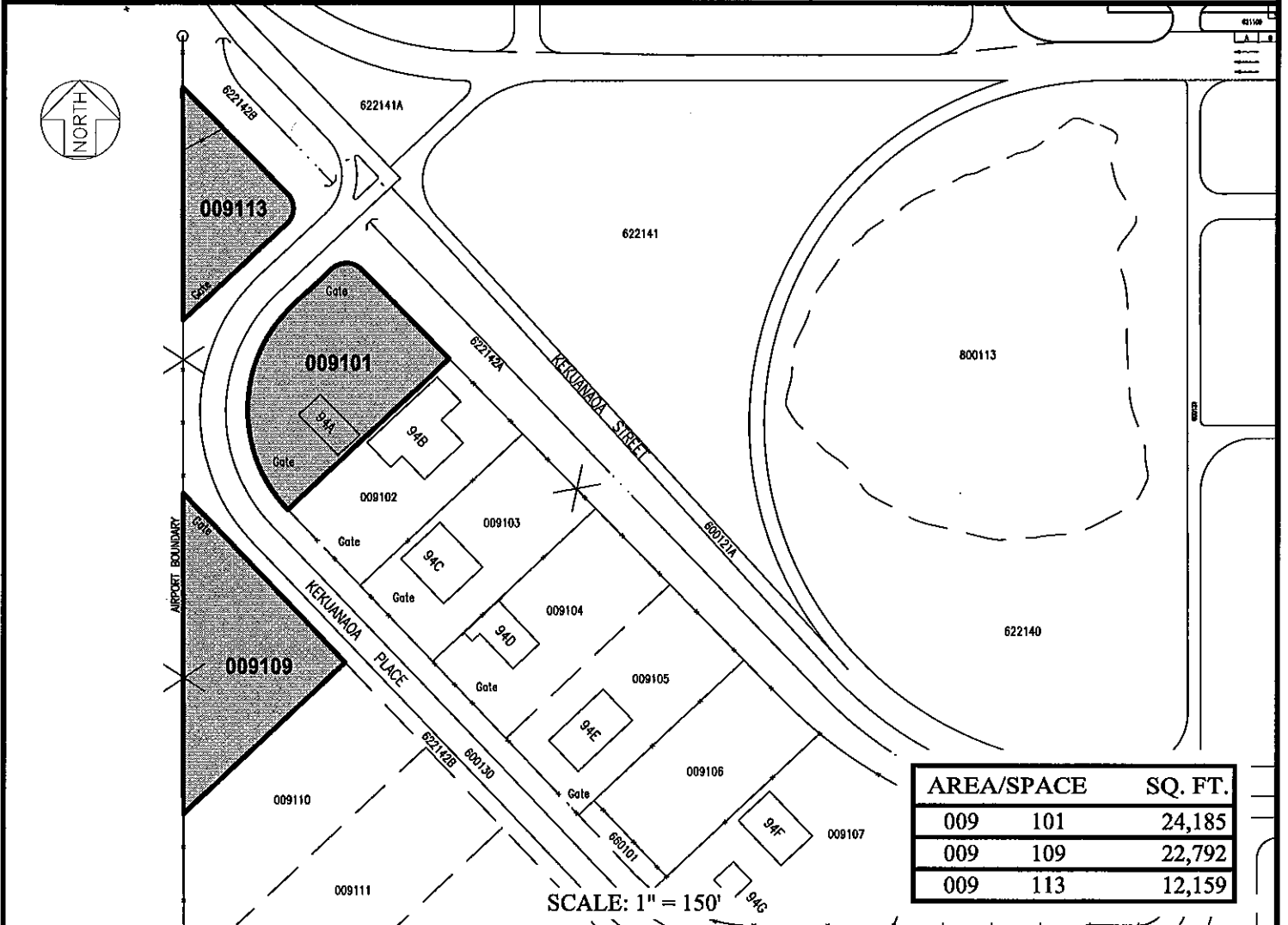
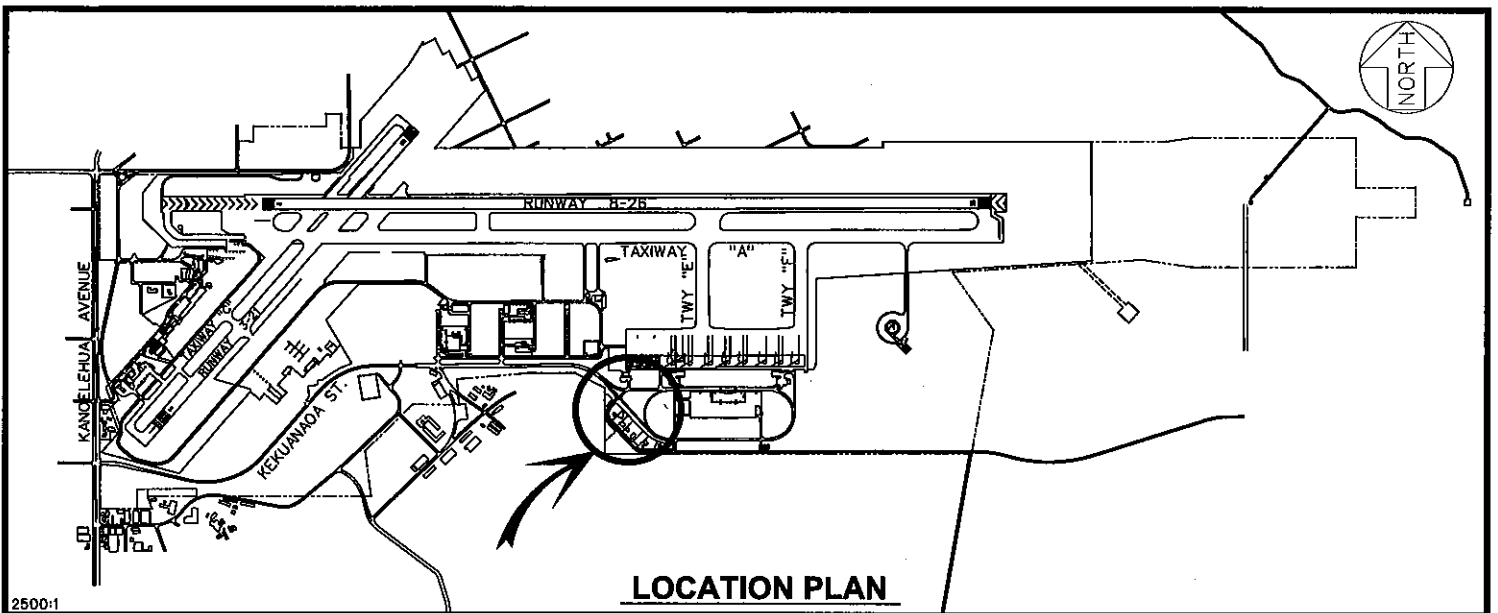
Airports Division

"AIRPORT"

PLAT 01

HILO INTERNATIONAL AIRPORT

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DATE : JANUARY 2008

EXHIBIT: **A-2**



Airports Division

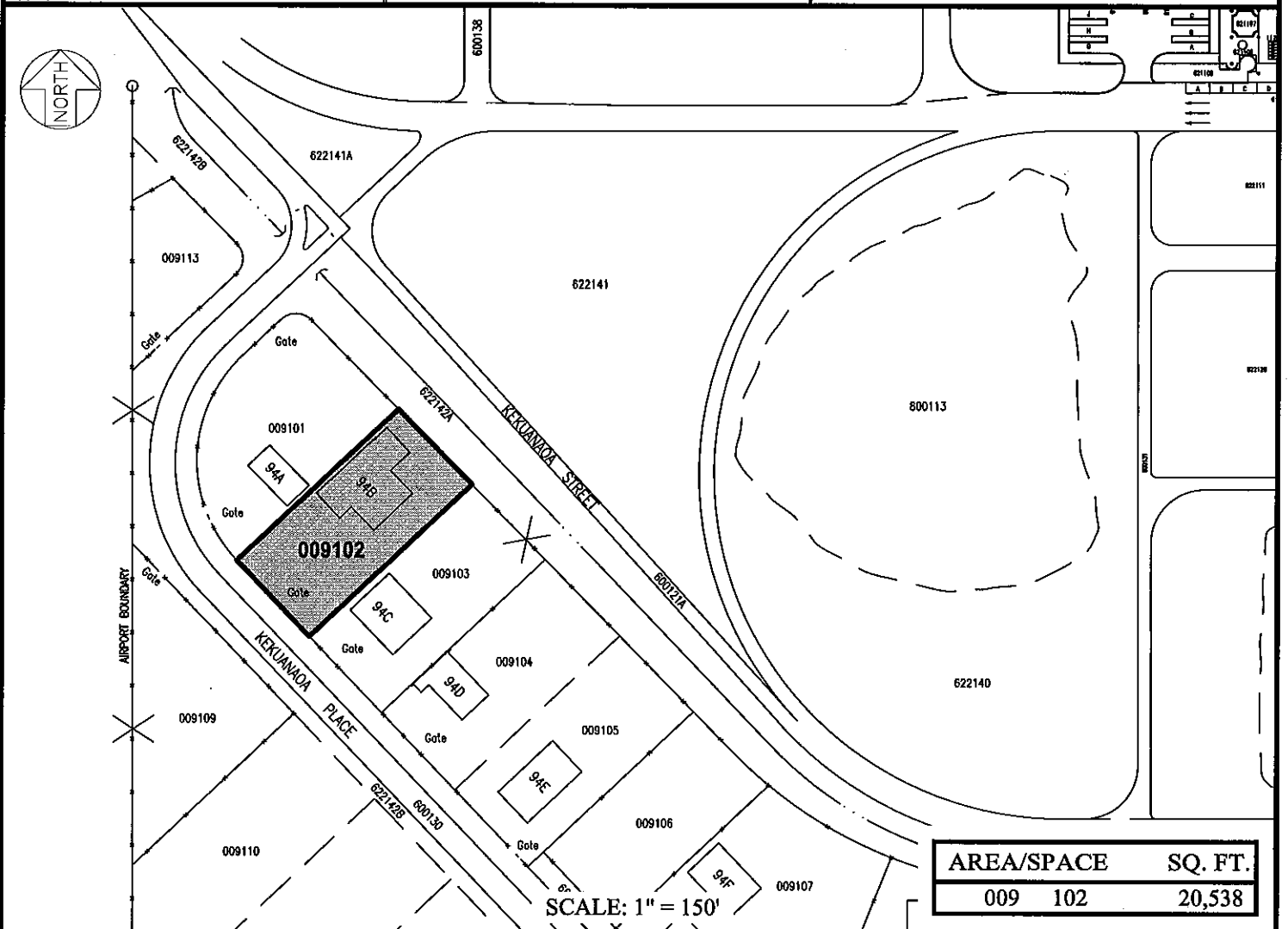
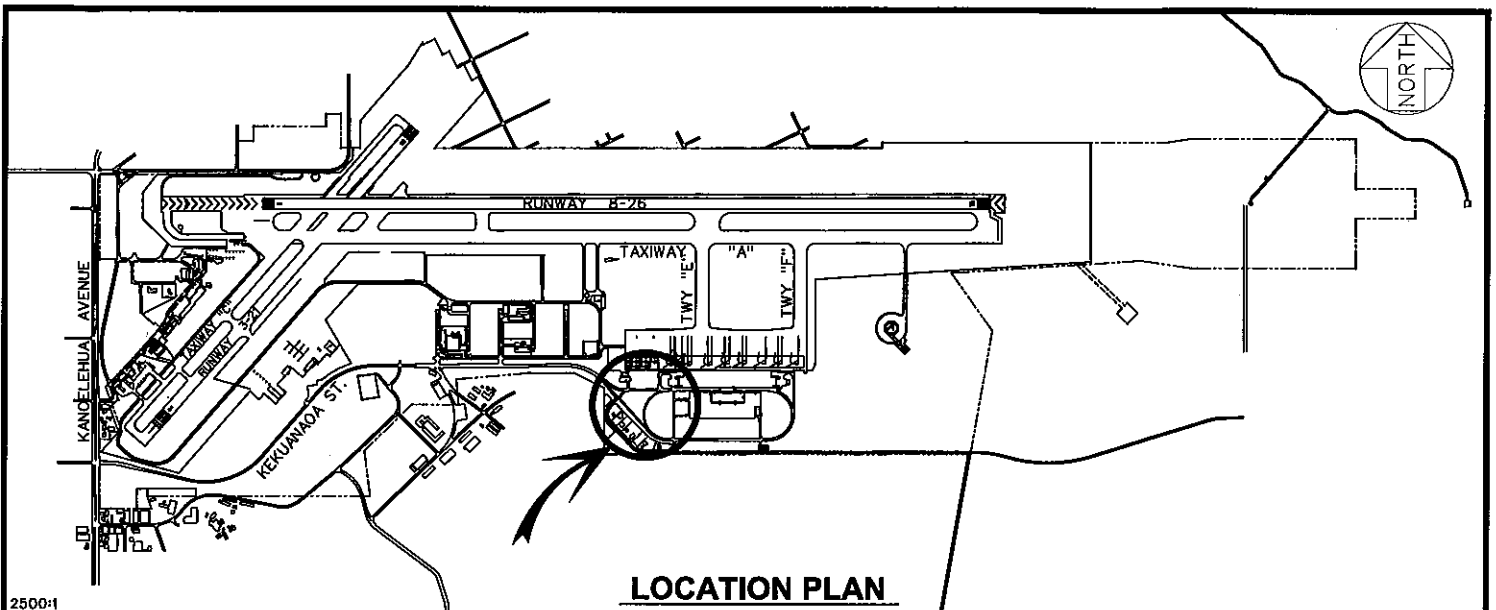
RENT-A-CAR BASEYARDS

RAC SPACES LOCATIONS

009101
009109
009113
PLAT 42

HILO INTERNATIONAL AIRPORT

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DATE : JANUARY 2008

EXHIBIT: **A-3**



RENT-A-CAR BASEYARDS

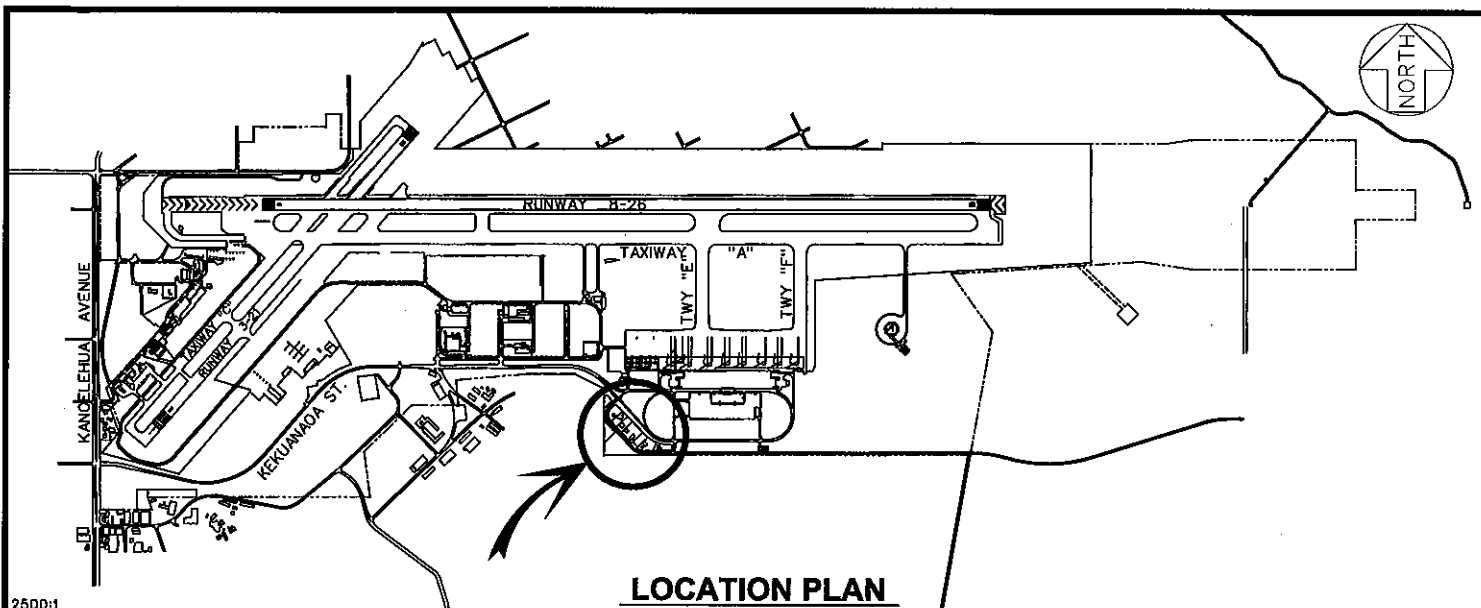
RAC SPACES LOCATIONS

009102

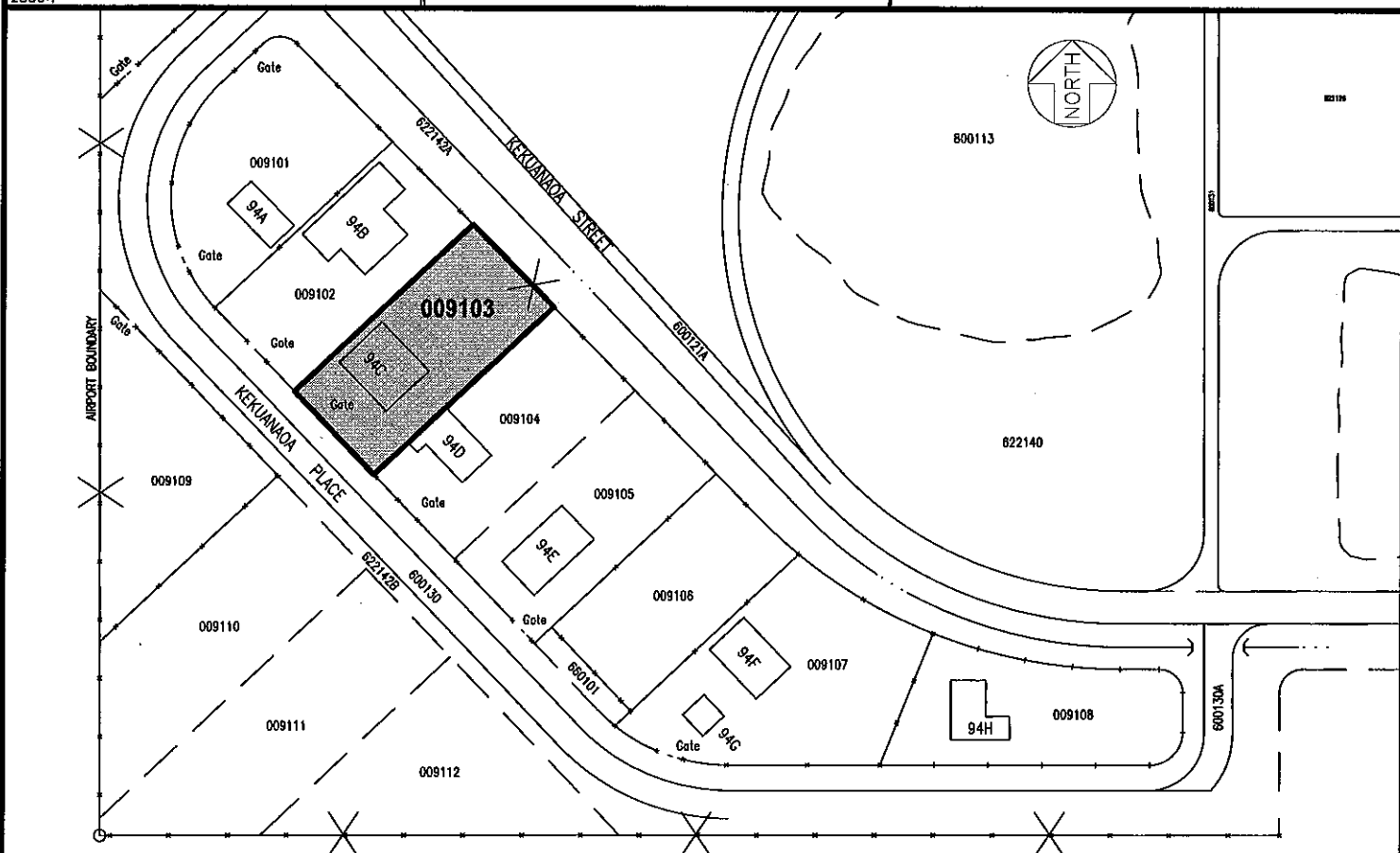
PLAT 42

HILO INTERNATIONAL AIRPORT

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2500:1



AREA/SPACE	SQ. FT.
009 103	20,613

DATE : JANUARY 2008

EXHIBIT: **A-4**



Airports Division

RENT-A-CAR BASEYARDS

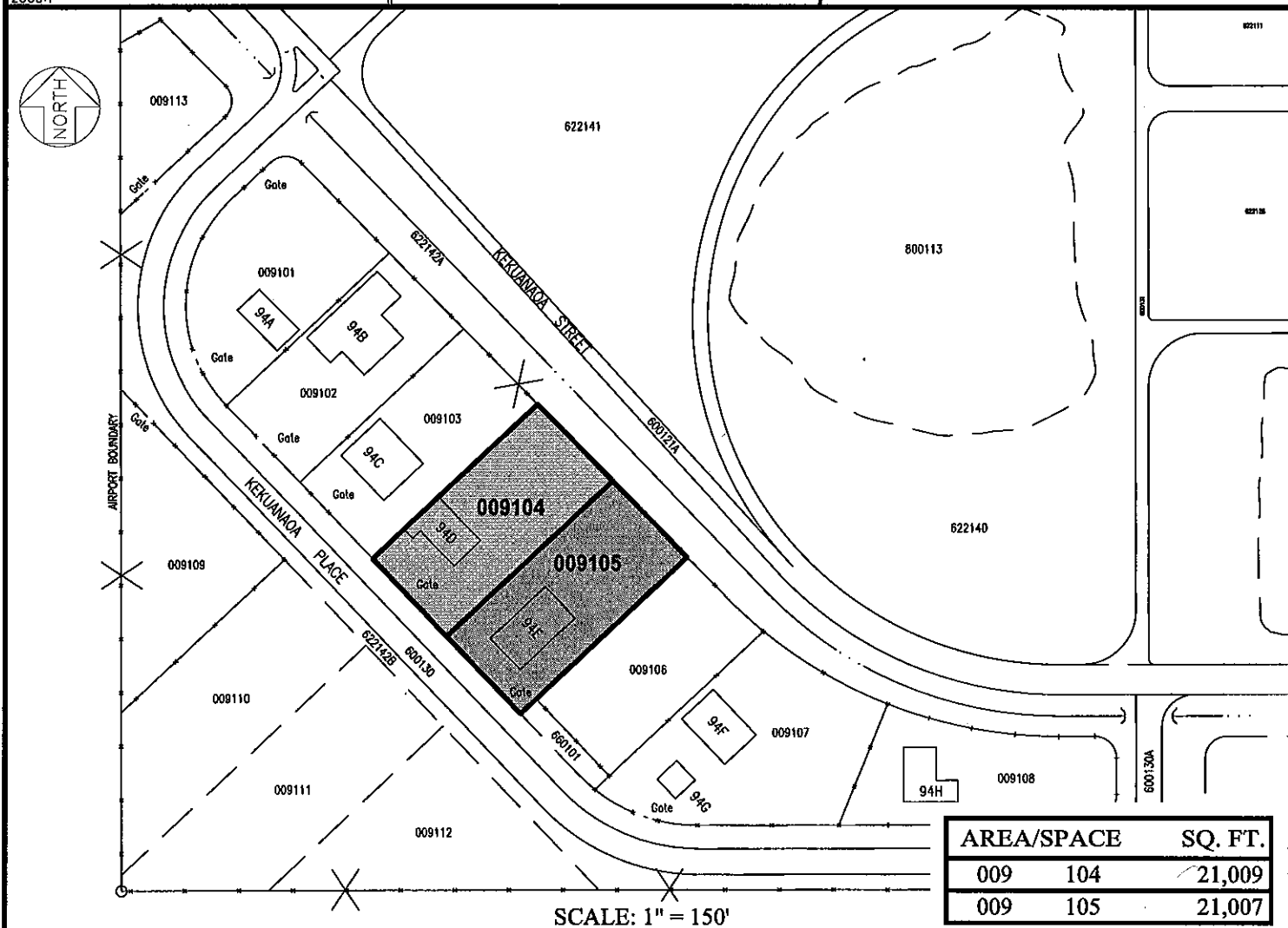
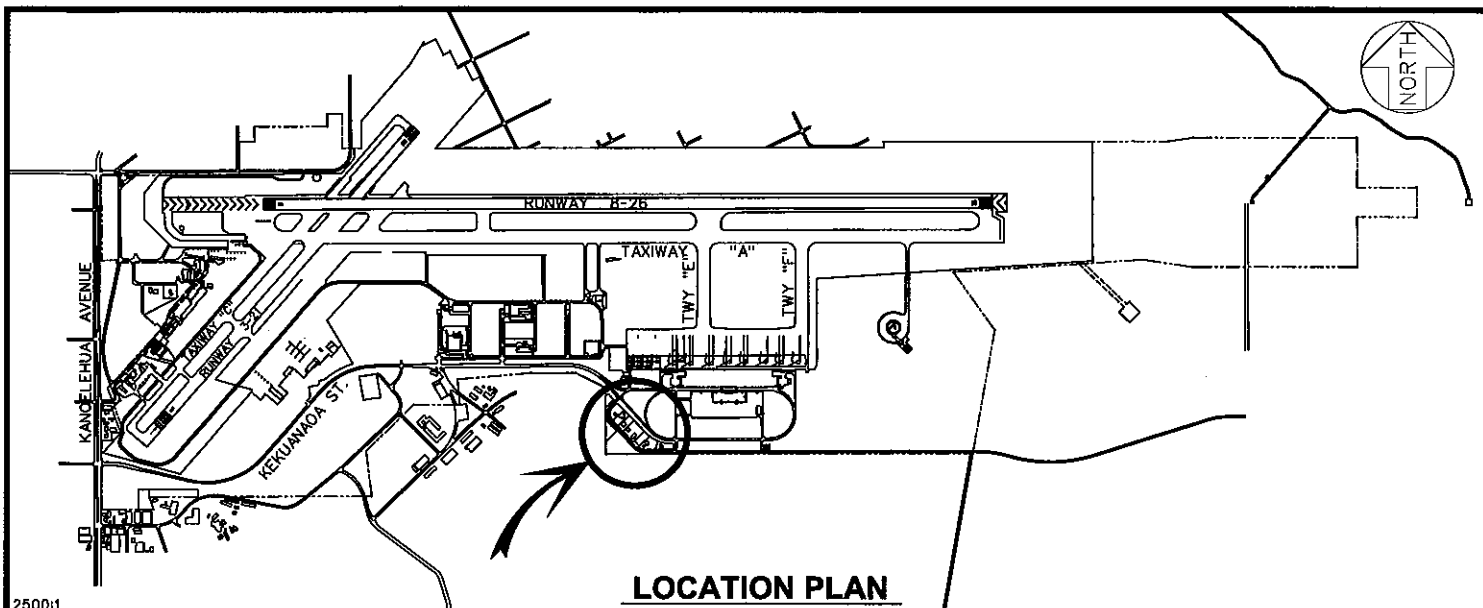
RAC SPACES LOCATIONS

009103

PLAT 42

HILO INTERNATIONAL AIRPORT

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DATE : JANUARY 2008

EXHIBIT: **A-5**



Airports Division

RENT-A-CAR BASEYARD

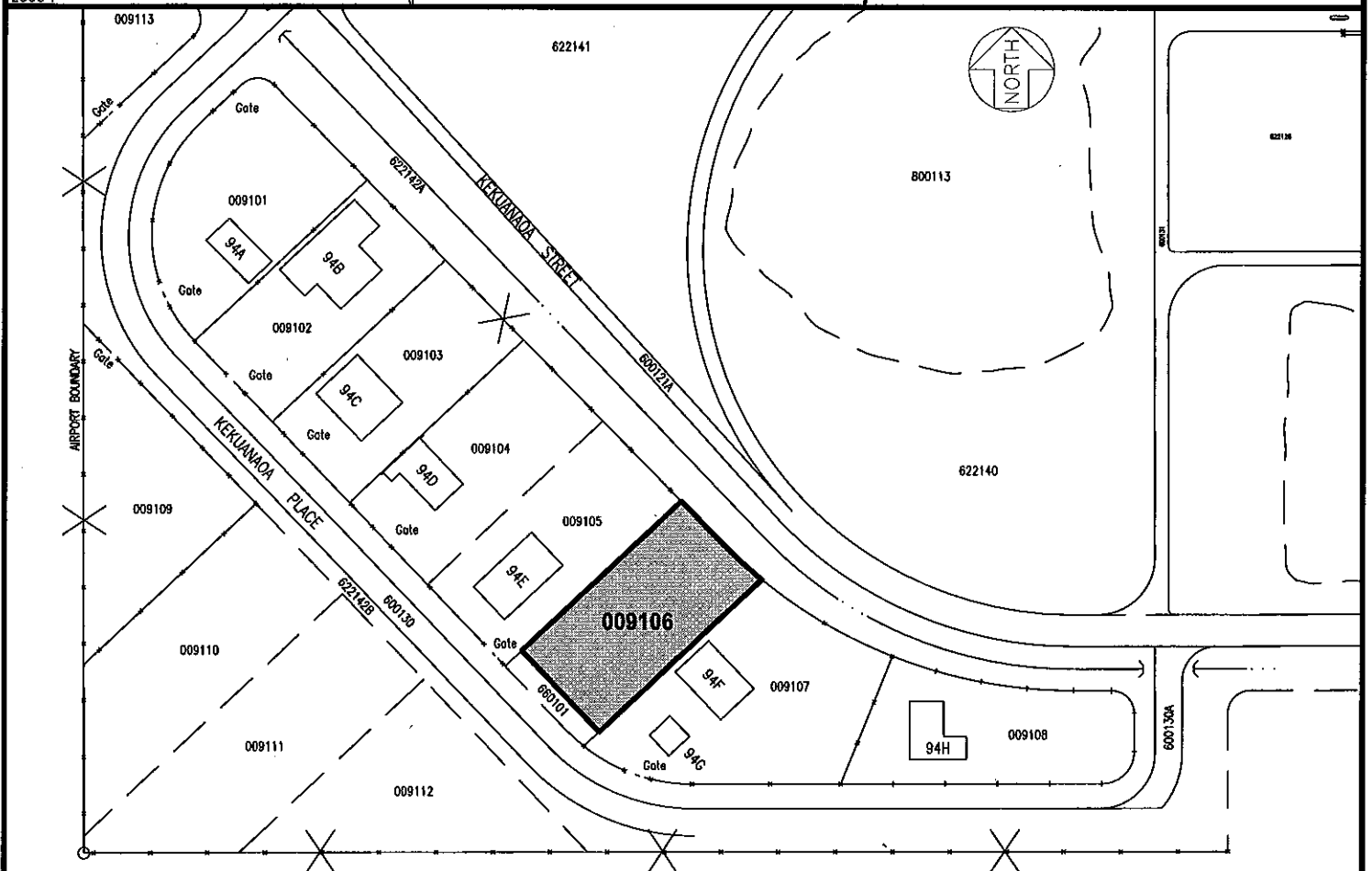
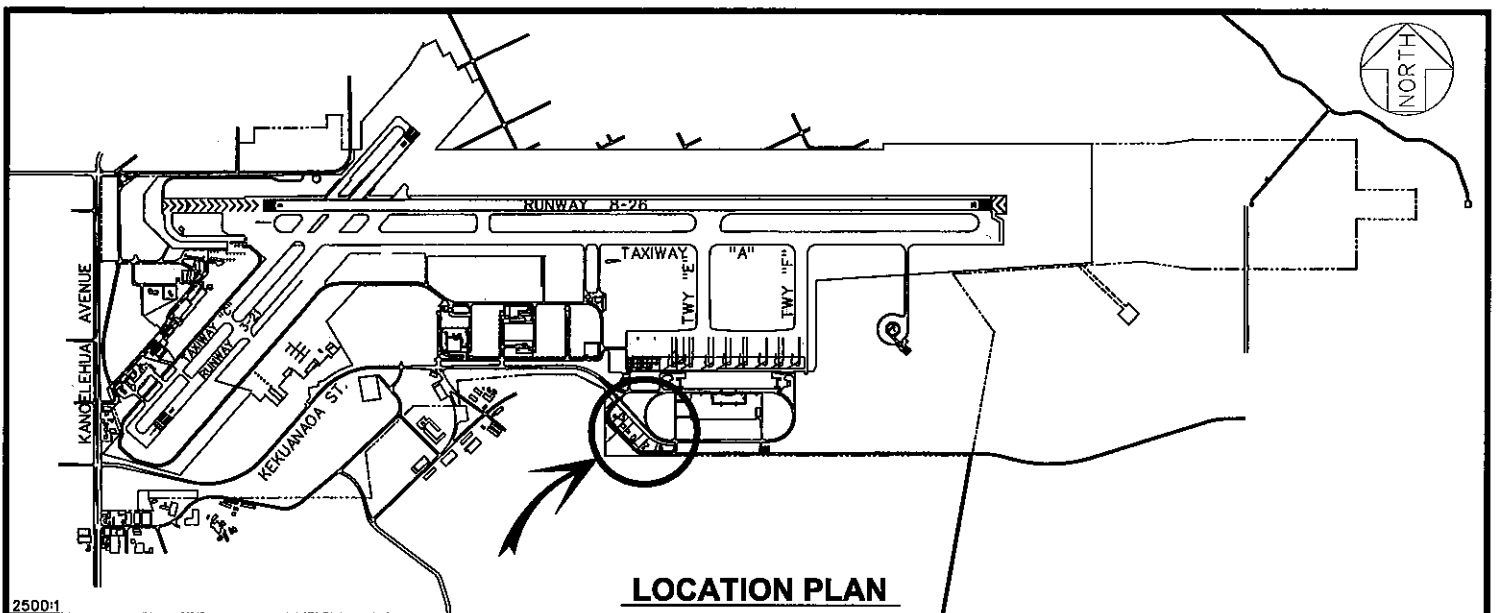
RAC SPACES LOCATIONS

009104
009105

PLAT 42

HILO INTERNATIONAL AIRPORT

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SCALE: 1" = 150'

AREA/SPACE	SQ. FT.
009 106	19,084

DATE : JANUARY 2008

EXHIBIT: **A-6**



Airports Division

RENT-A-CAR BASEYARDS

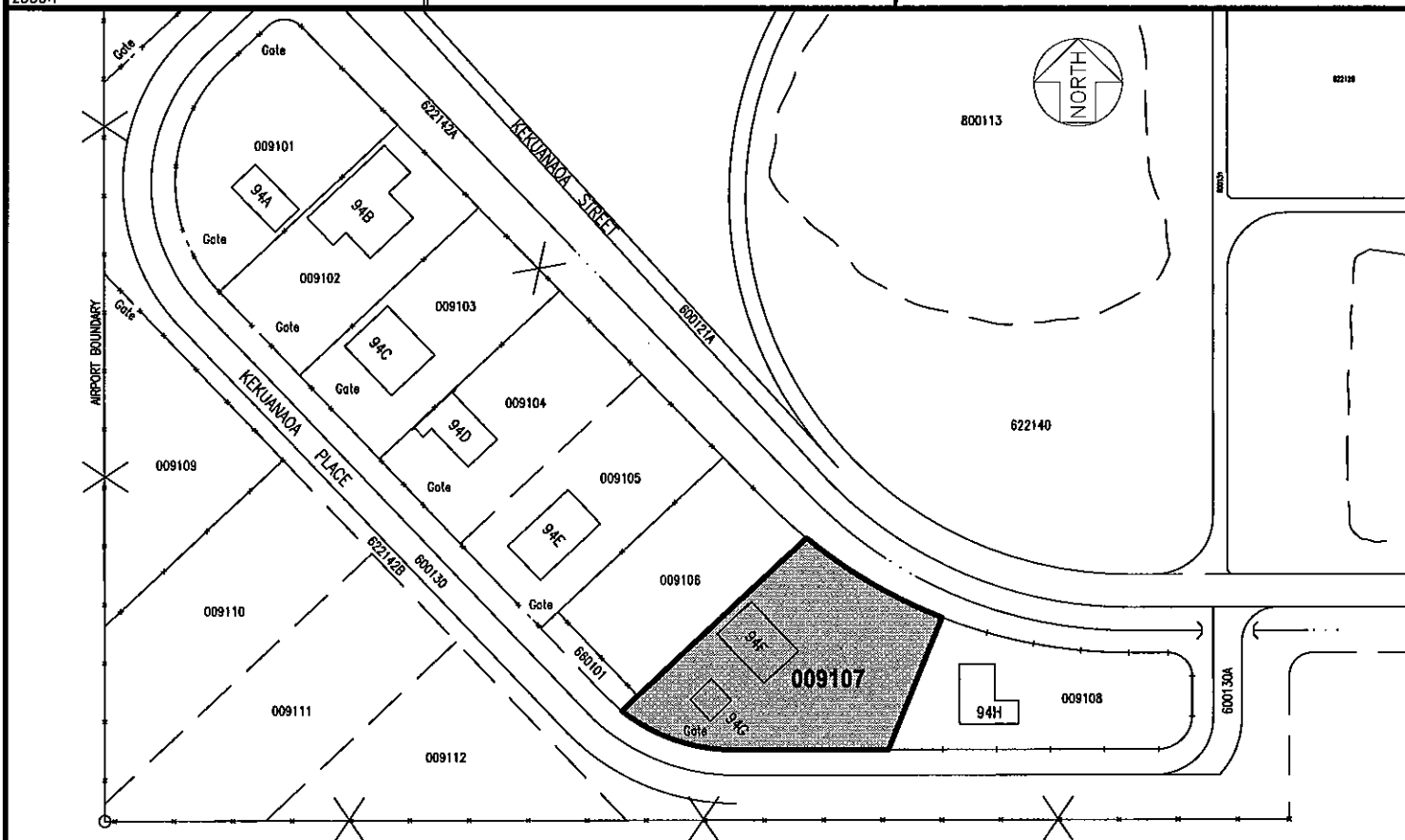
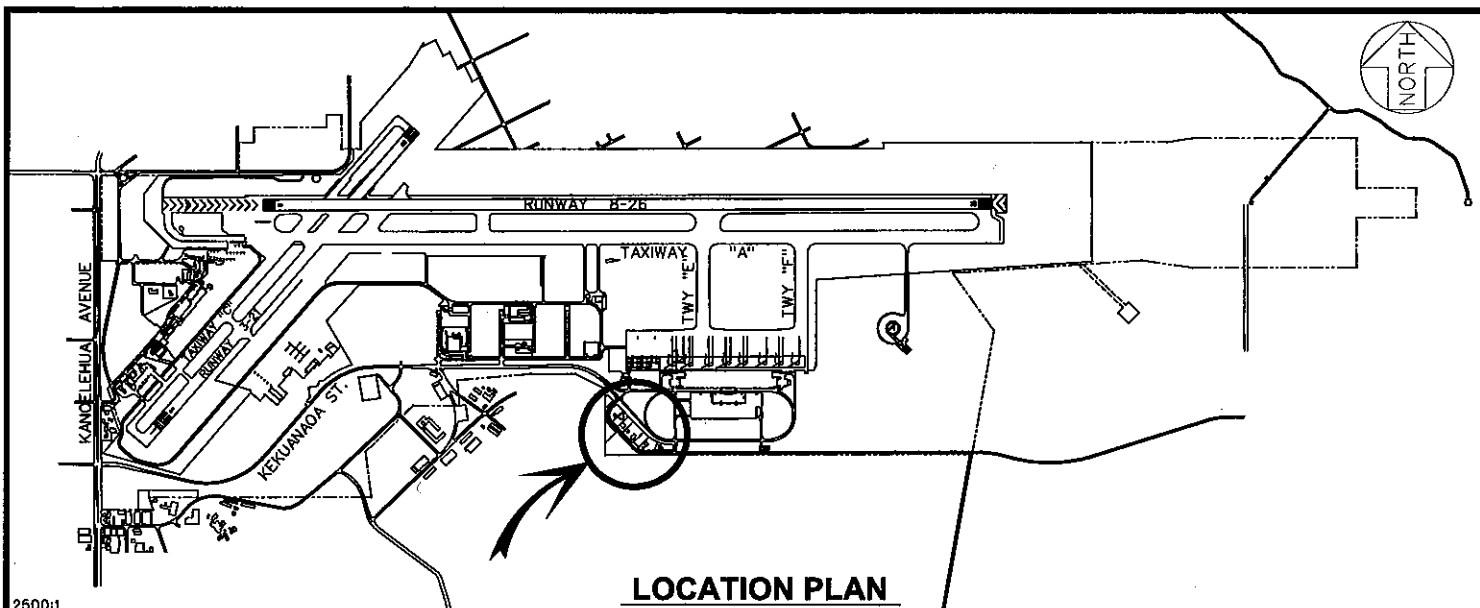
RAC SPACES LOCATIONS

009106

PLAT 42

HILO INTERNATIONAL AIRPORT

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SCALE: 1" = 150'

AREA/SPACE	SQ. FT.
009 107	29,491

DATE : JANUARY 2008

EXHIBIT: **A-7**



RENT-A-CAR BASEYARDS

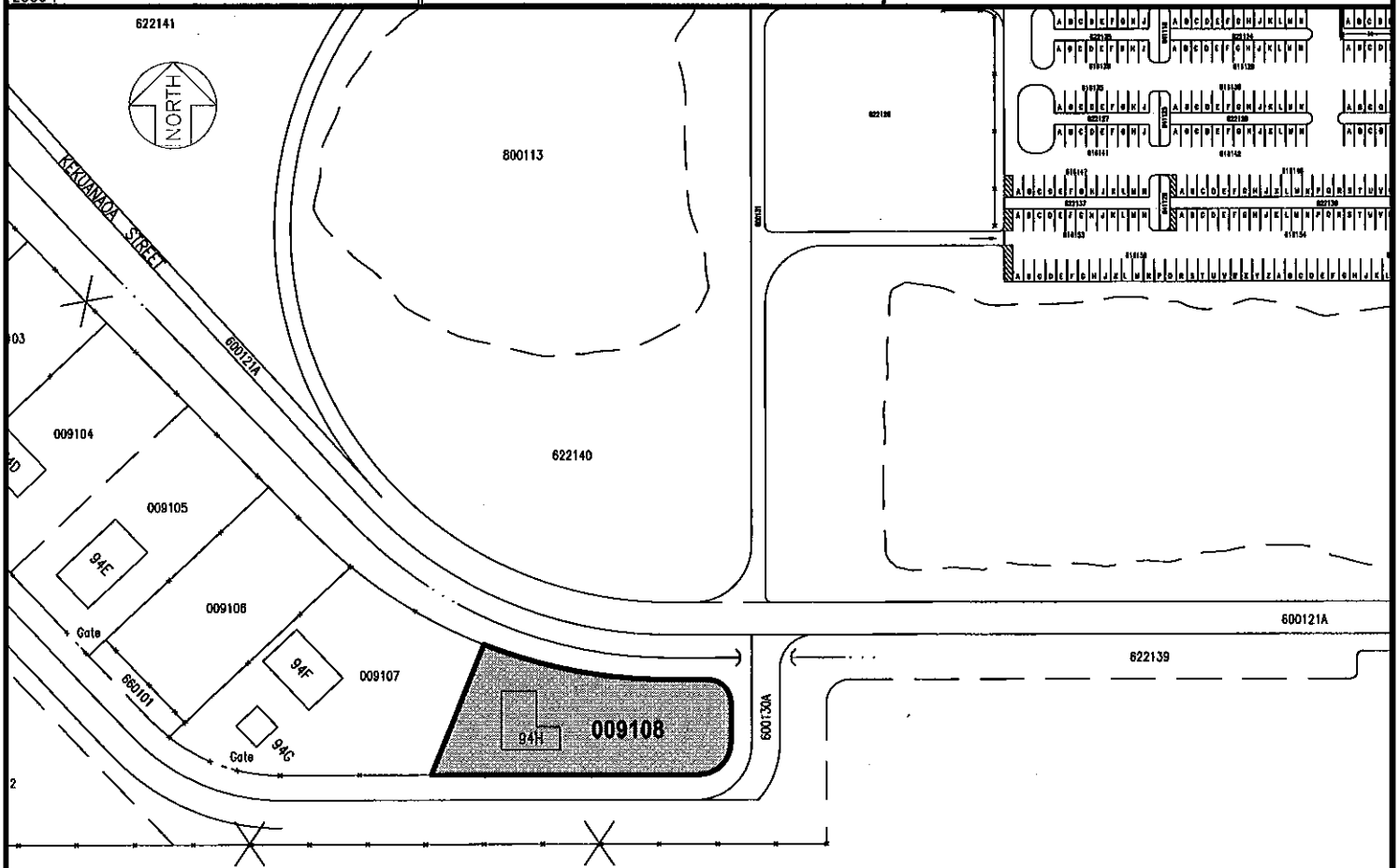
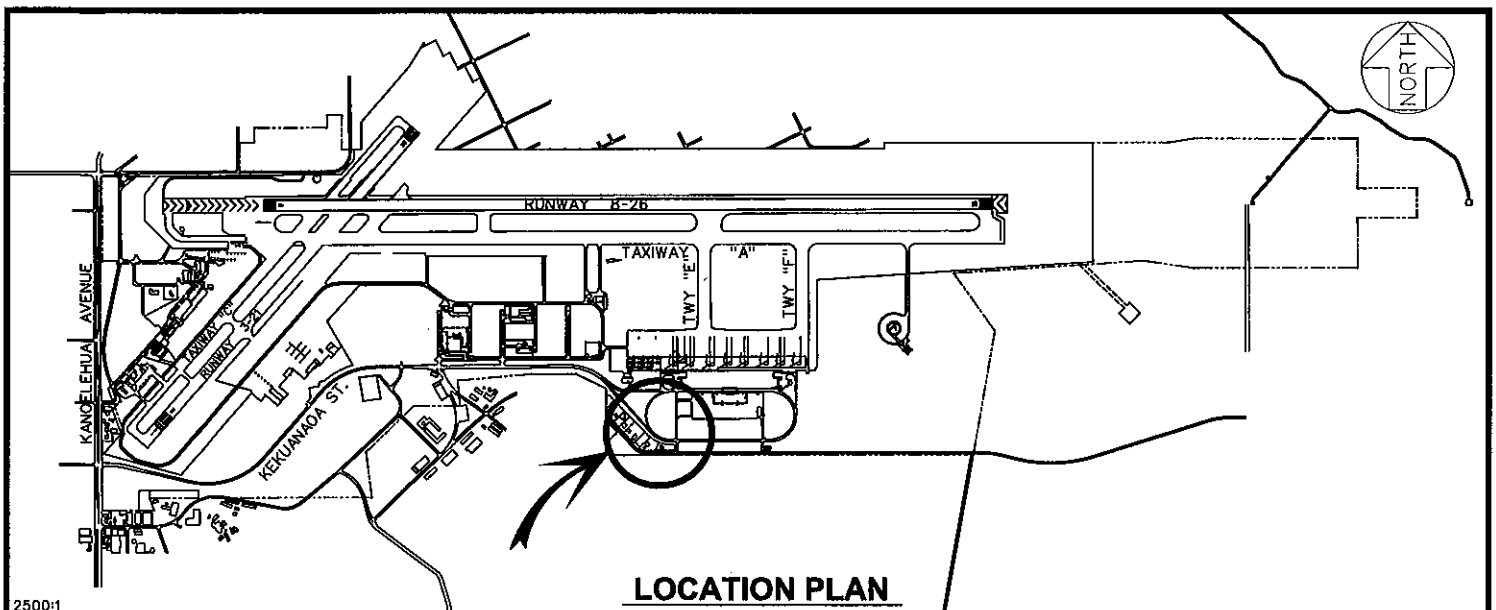
RAC SPACES LOCATIONS

009107

PLAT 42

HILO INTERNATIONAL AIRPORT

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AREA/SPACE	SQ. FT.
009 108	21,313

DATE : JANUARY 2008

EXHIBIT: **A-8**



Airports Division

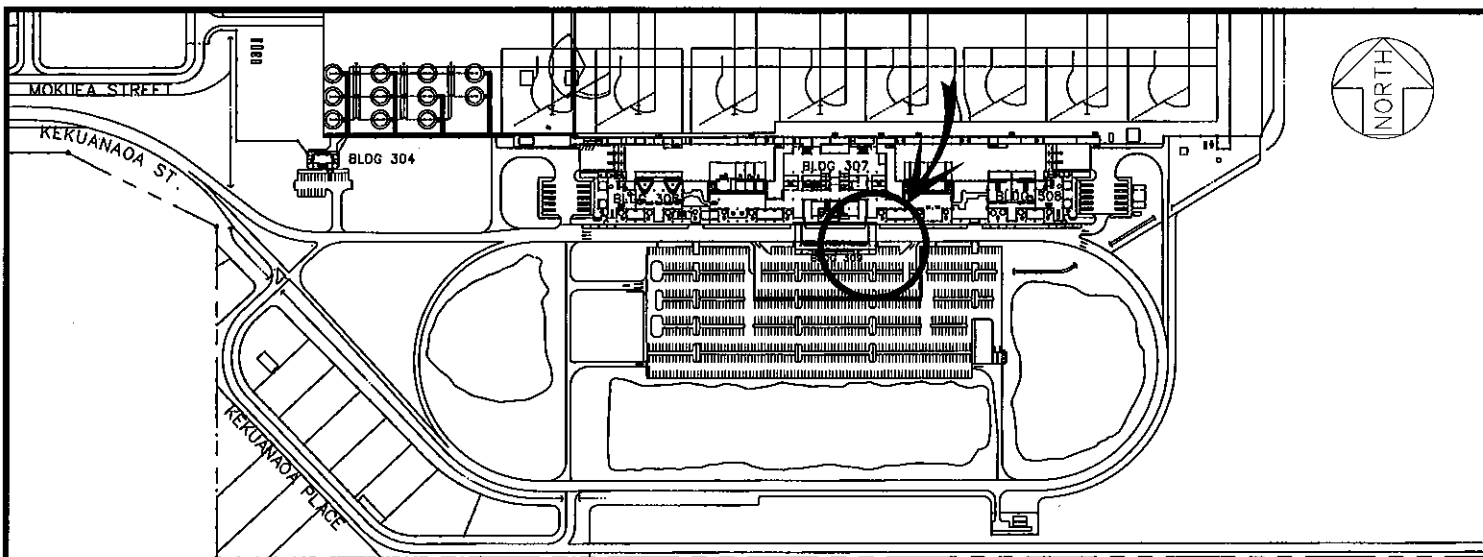
RENT-A-CAR BASEYARDS

RAC SPACES LOCATIONS

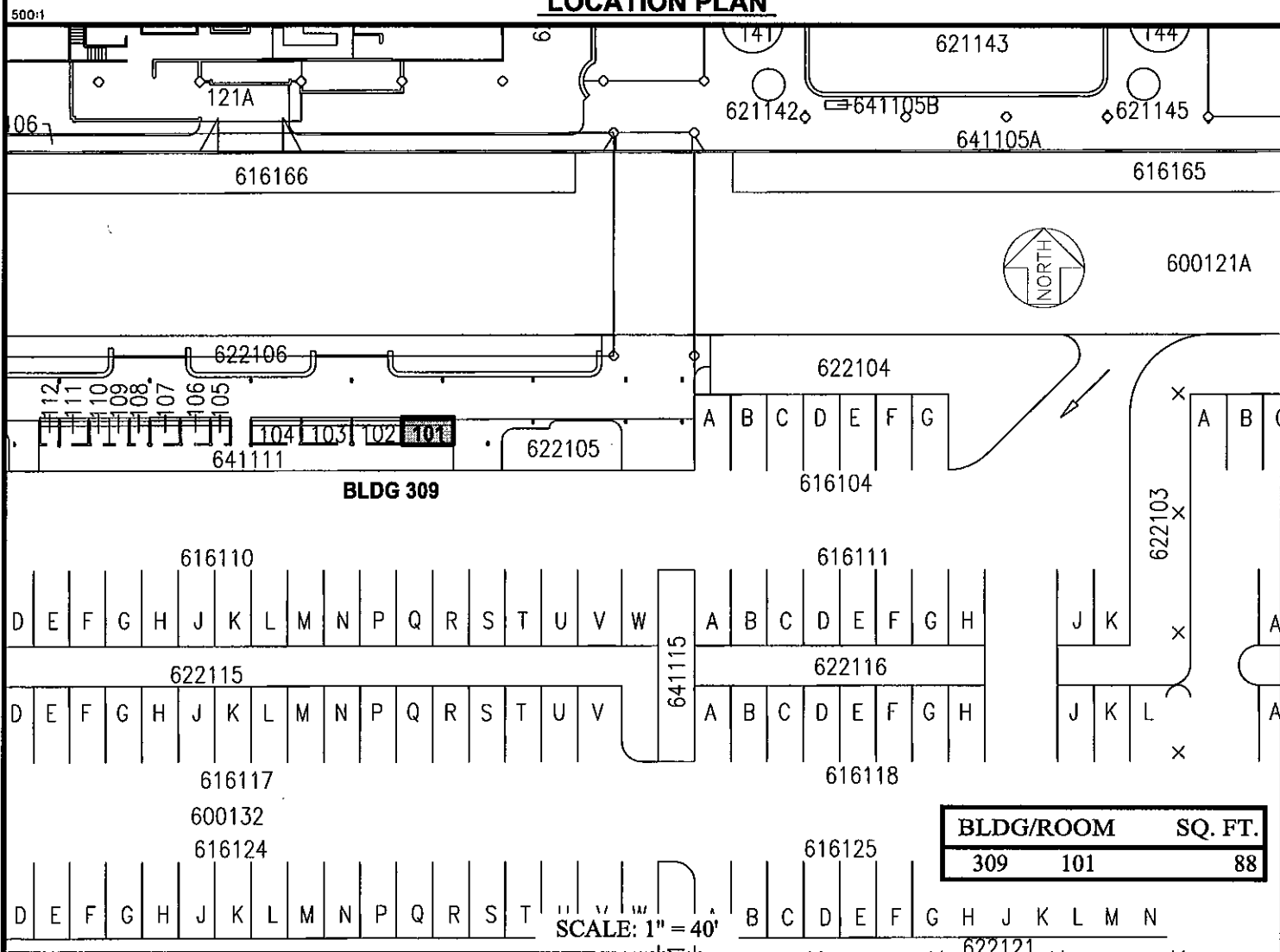
009108
PLAT 42

HILO INTERNATIONAL AIRPORT

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LOCATION PLAN



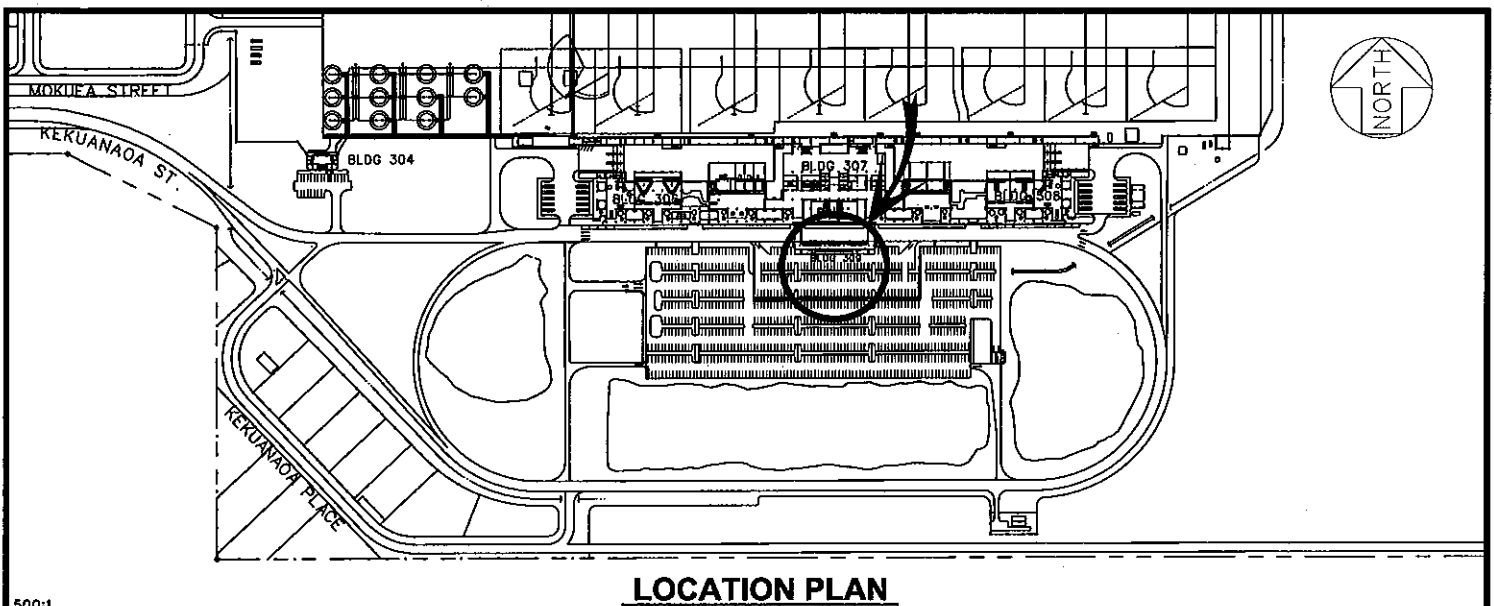
BLDG/ROOM	SQ. FT.
309 101	88

DATE : JANUARY 2008

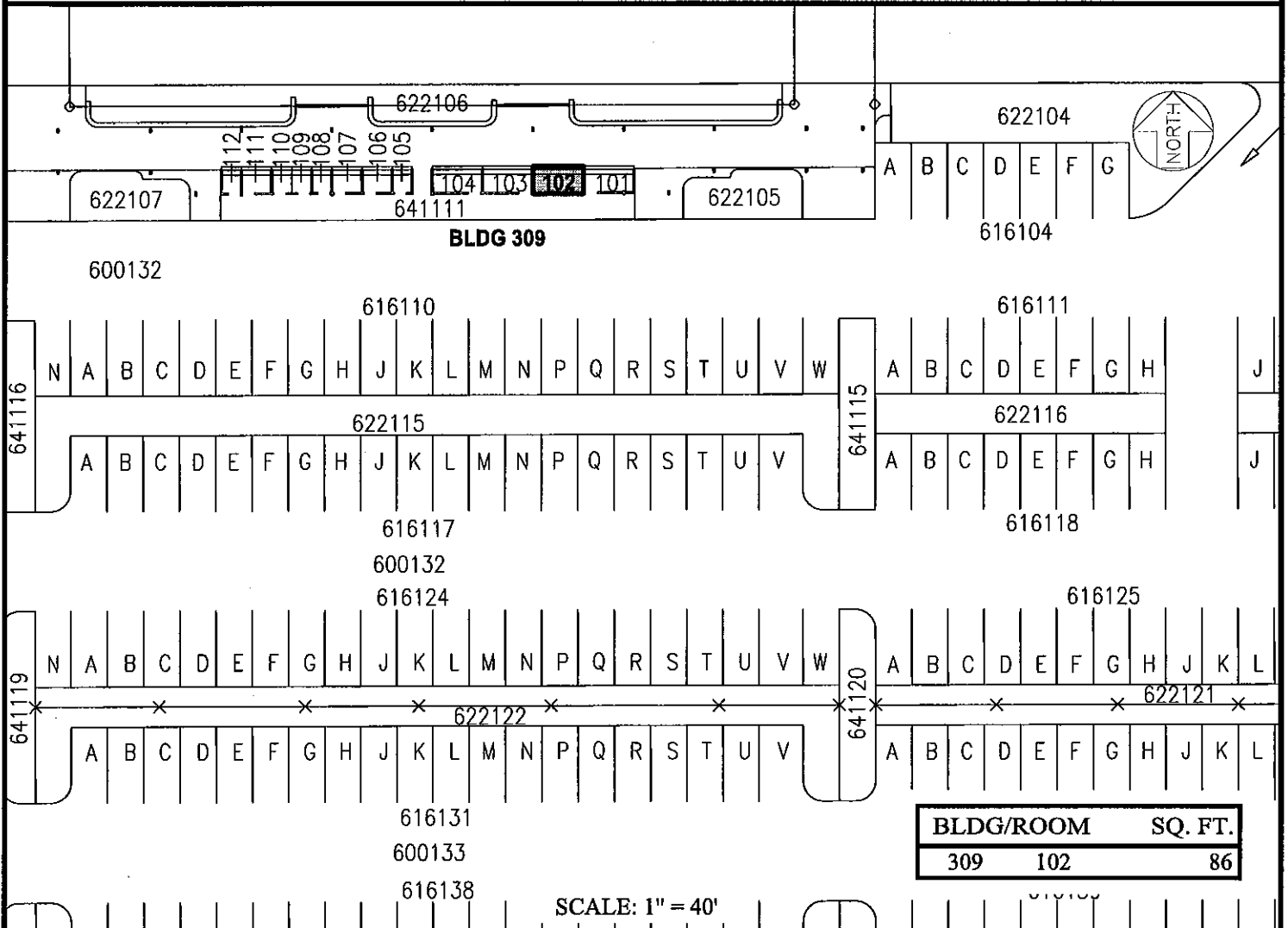
EXHIBIT: **A-9**

 <p>Airports Division</p>	<p>RENT-A-CAR COUNTERS</p>	<p>RAC SPACES LOCATIONS</p>	<p>309101 PLAT C1,42</p>
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HILO INTERNATIONAL AIRPORT

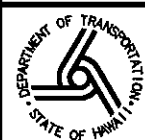


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DATE : JANUARY 2008

EXHIBIT: **A-10**



Airports Division

RENT-A-CAR COUNTERS

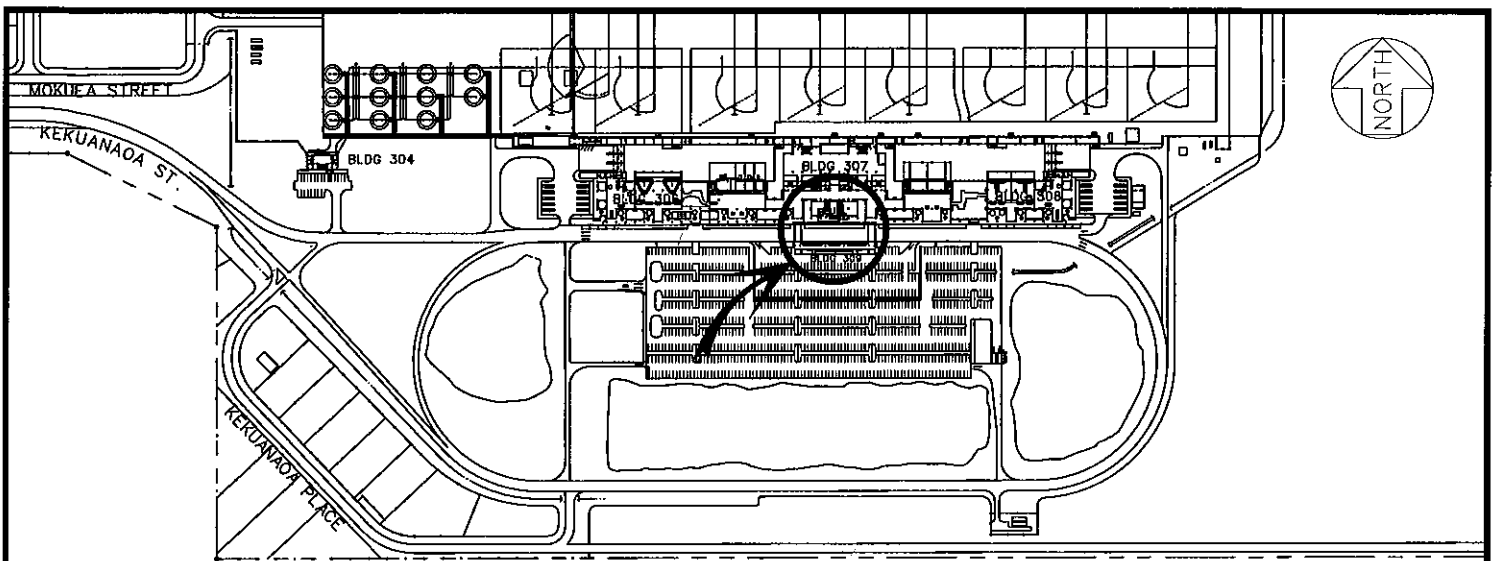
RAC SPACES LOCATIONS

309102

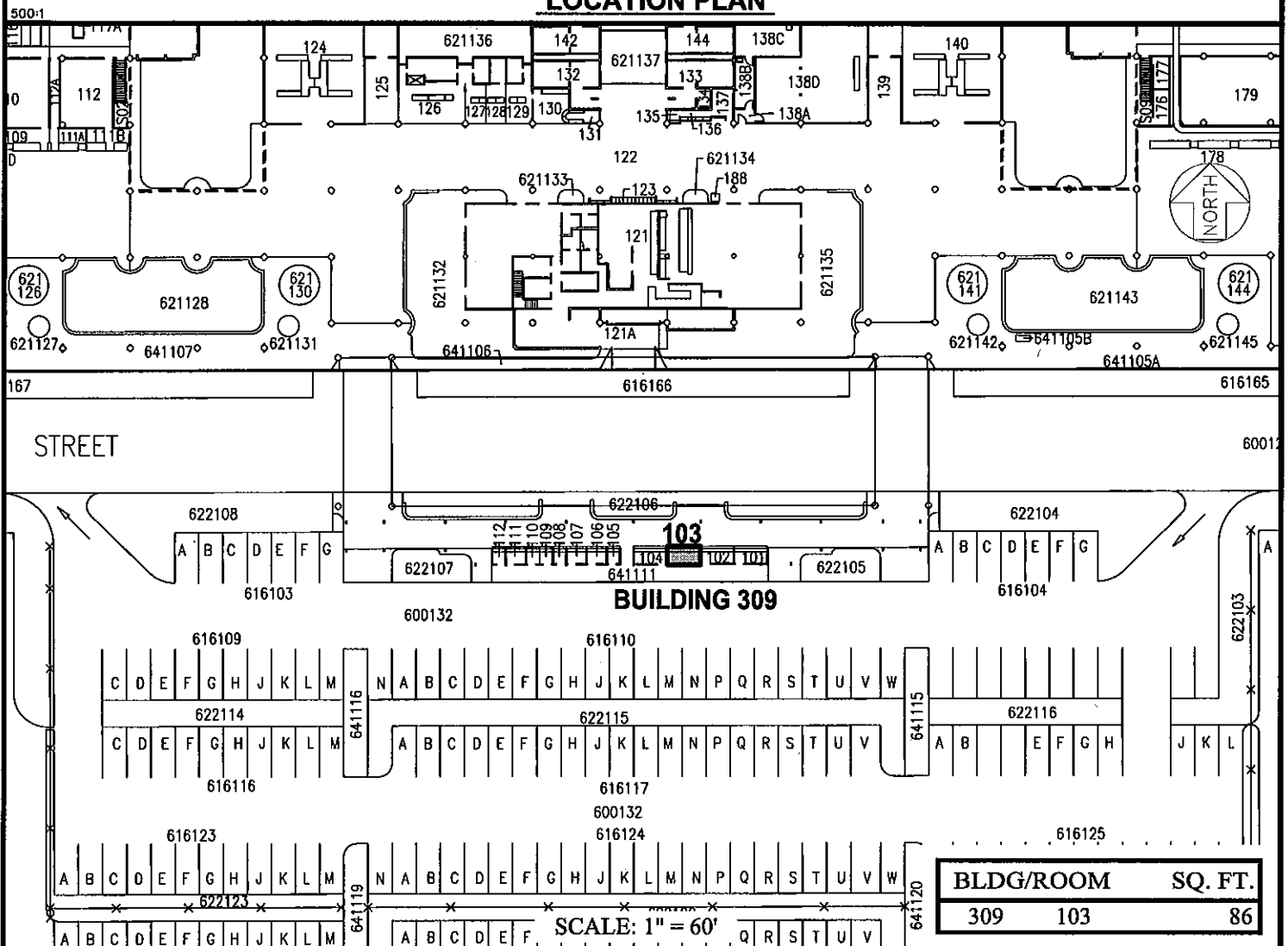
PLAT C1,42

HILO INTERNATIONAL AIRPORT

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LOCATION PLAN



DATE : JANUARY 2008

EXHIBIT: A-11



Airports Division

RENT-A-CAR COUNTERS

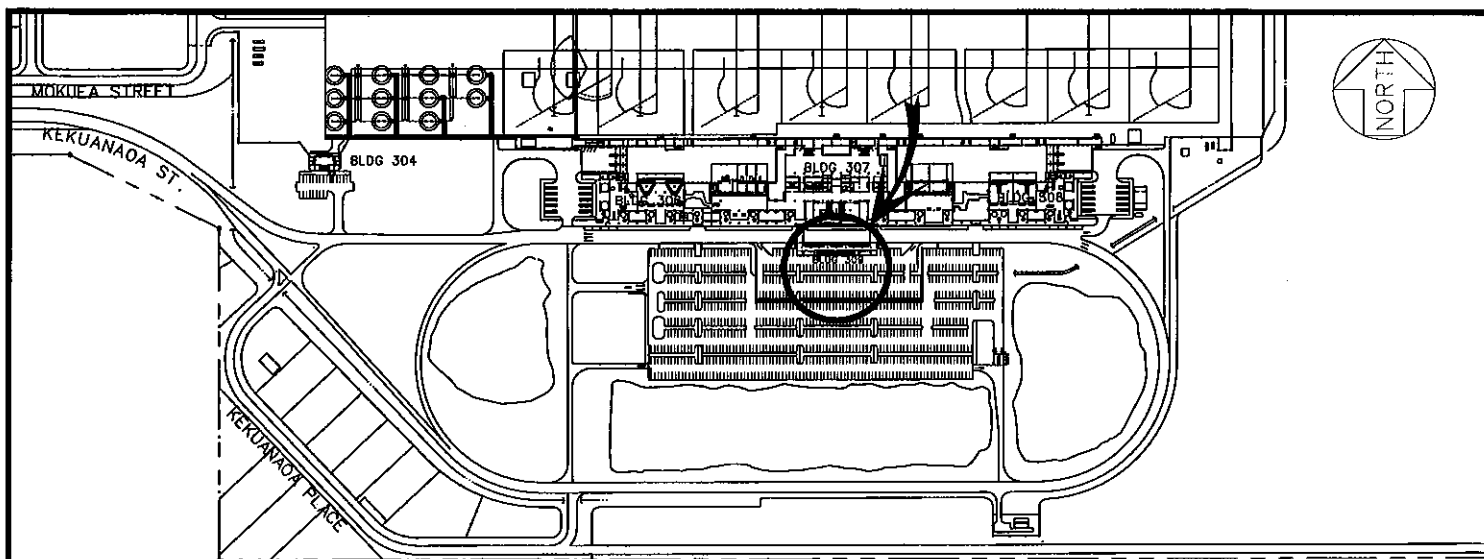
RAC SPACES LOCATIONS

309103

PLAT 42

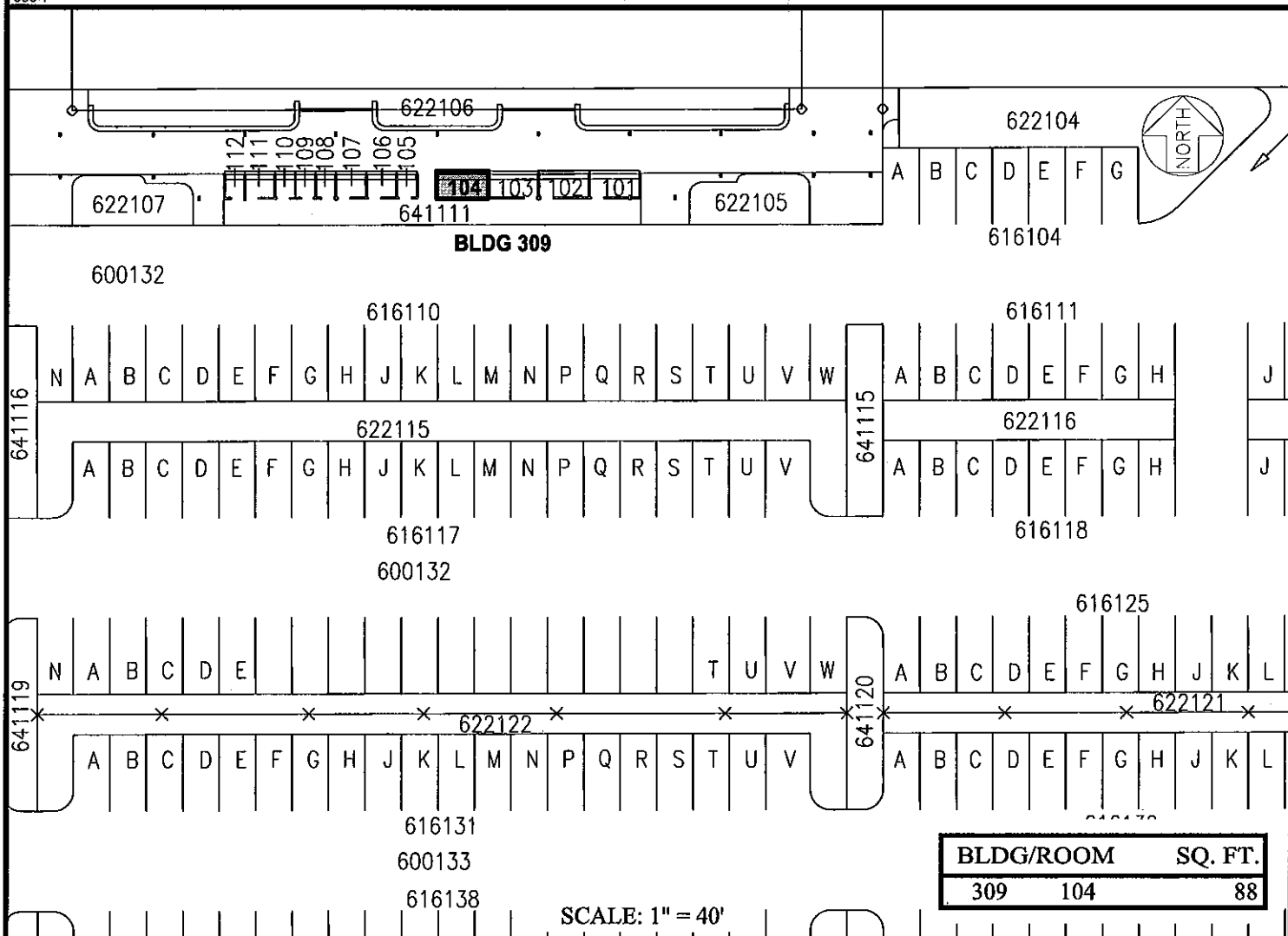
HILO INTERNATIONAL AIRPORT

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LOCATION PLAN

500:1



DATE : JANUARY 2008

EXHIBIT: **A-12**



RENT-A-CAR COUNTERS

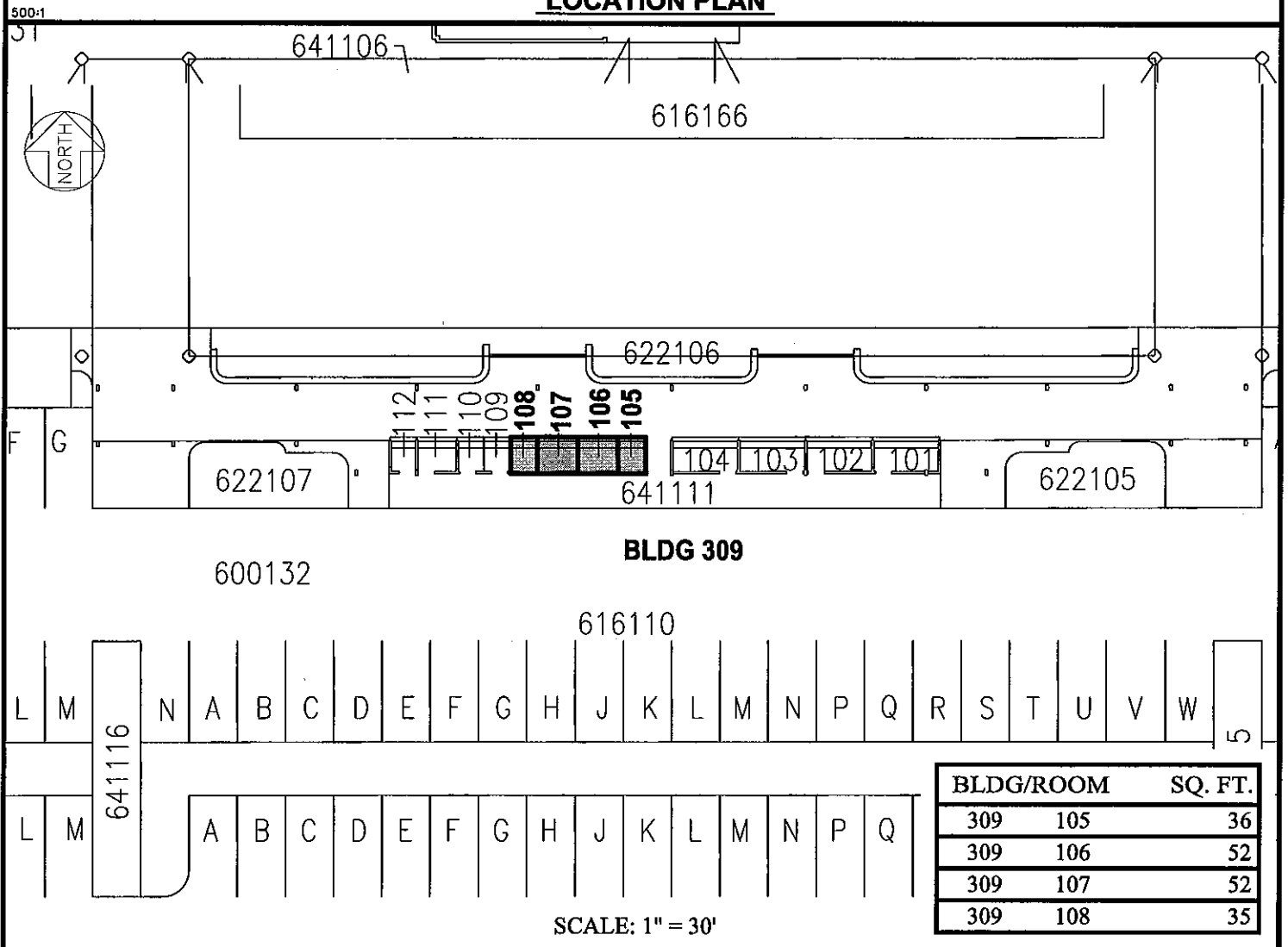
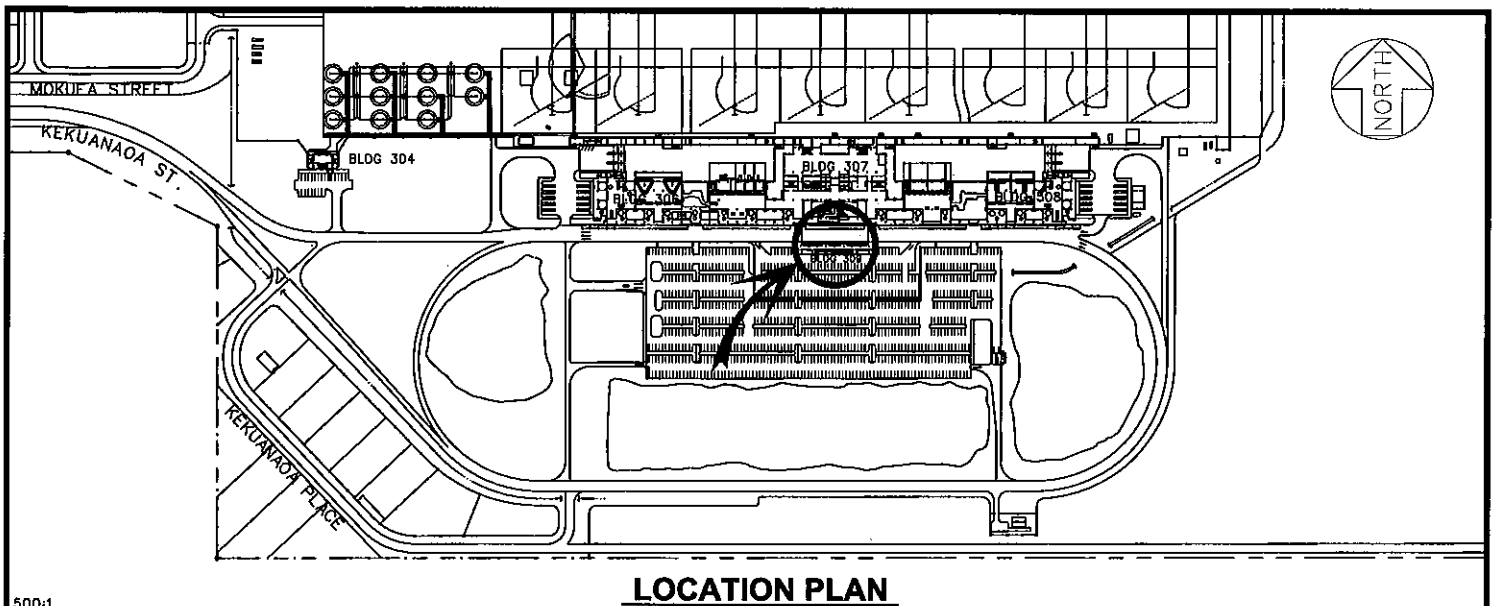
RAC SPACES LOCATIONS

309104

PLAT C1,42


HILO INTERNATIONAL AIRPORT

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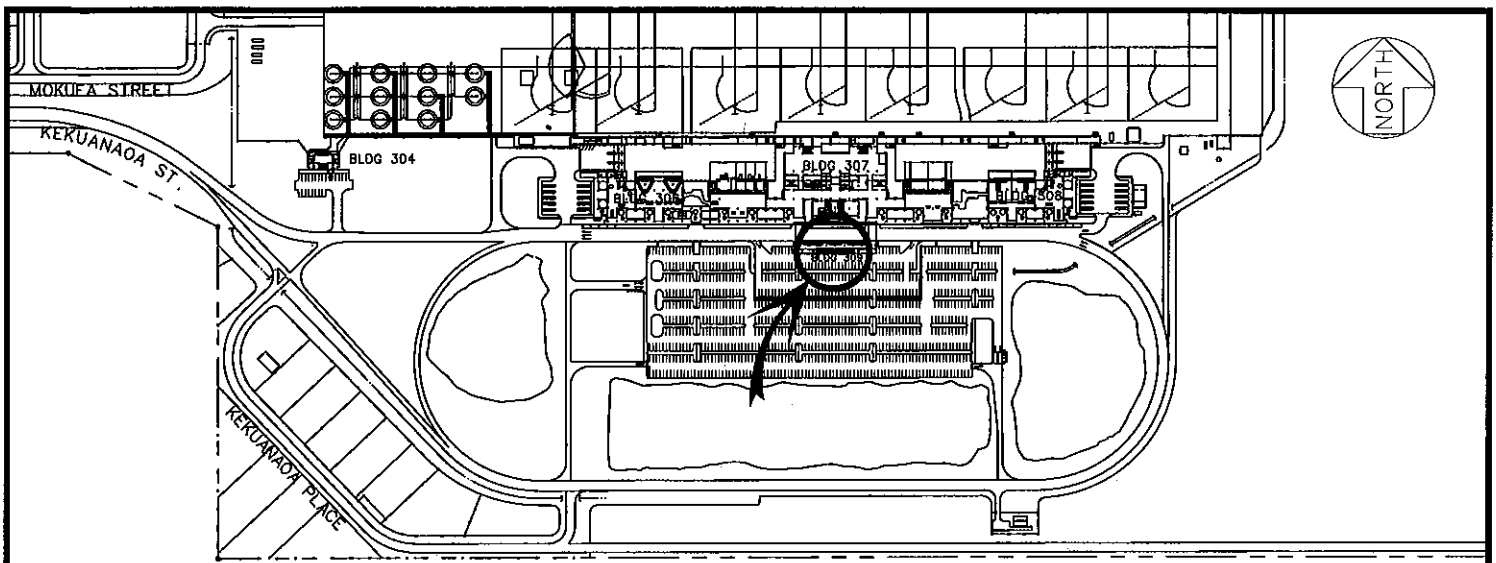
DATE : JANUARY 2008

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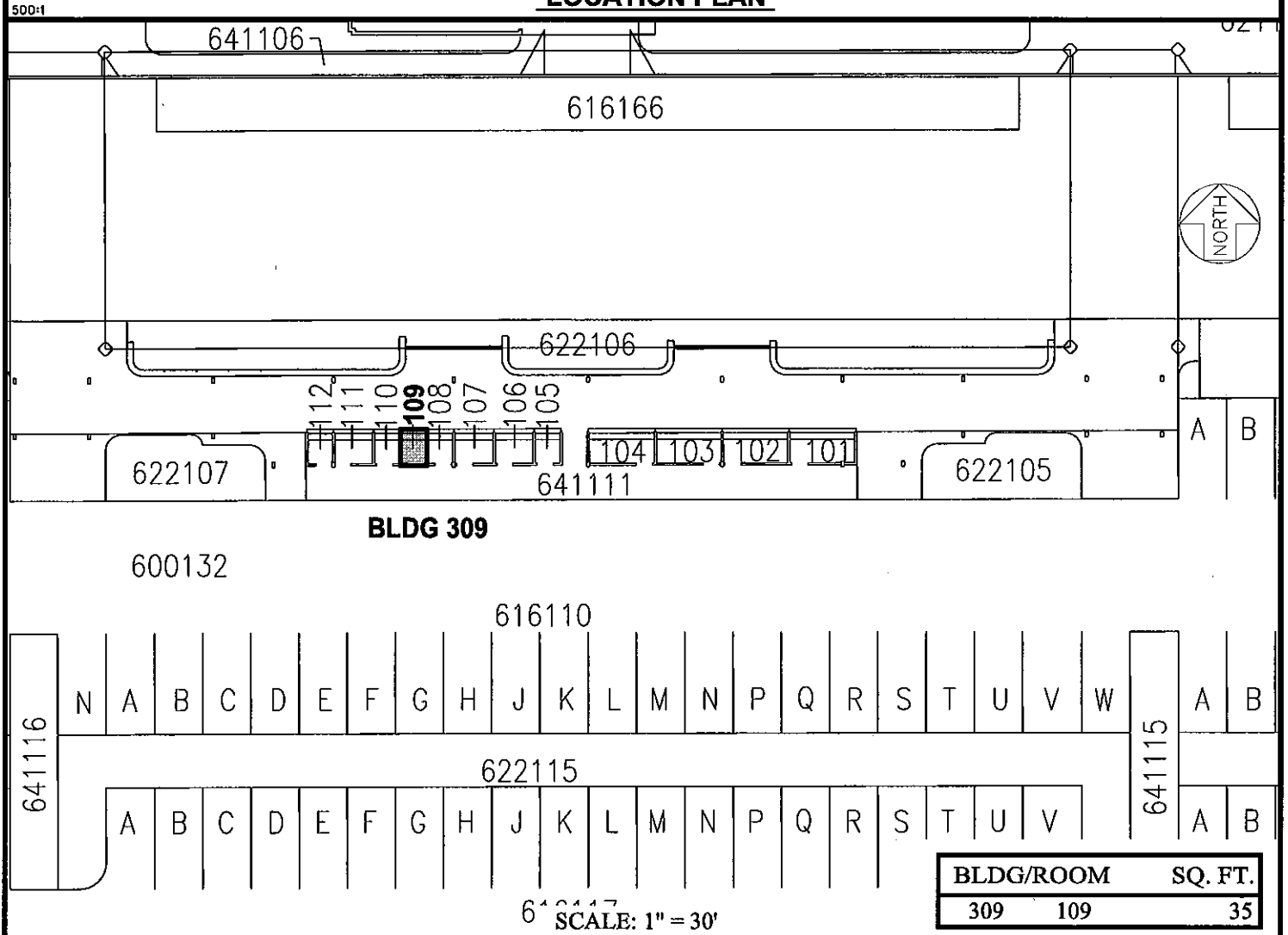
 <p>Department of Transportation State of Hawaii Airports Division</p>	<p>RENT-A-CAR COUNTERS</p>	<p>RAC SPACES LOCATIONS</p>	<p>309105,106 309107,108 PLAT C1,42</p>
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HILO INTERNATIONAL AIRPORT

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LOCATION PLAN



DATE : JANUARY 2008

EXHIBIT: **A-14**



Airports Division

RENT-A-CAR COUNTERS

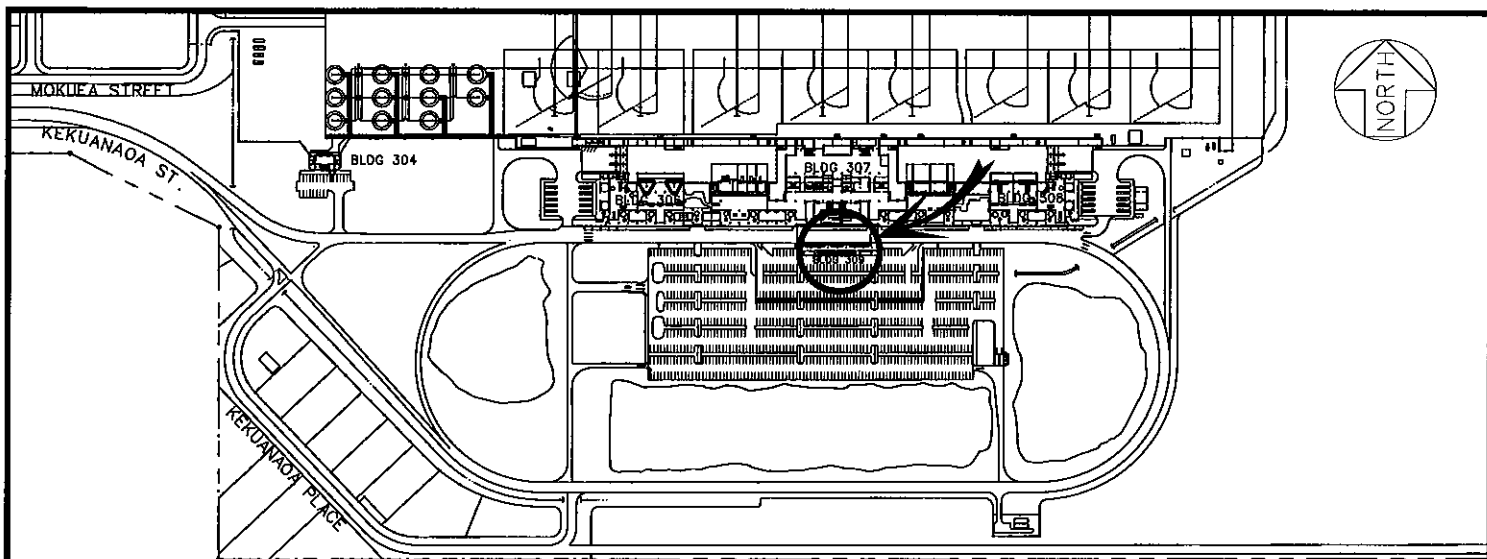
RAC SPACES LOCATIONS

309109

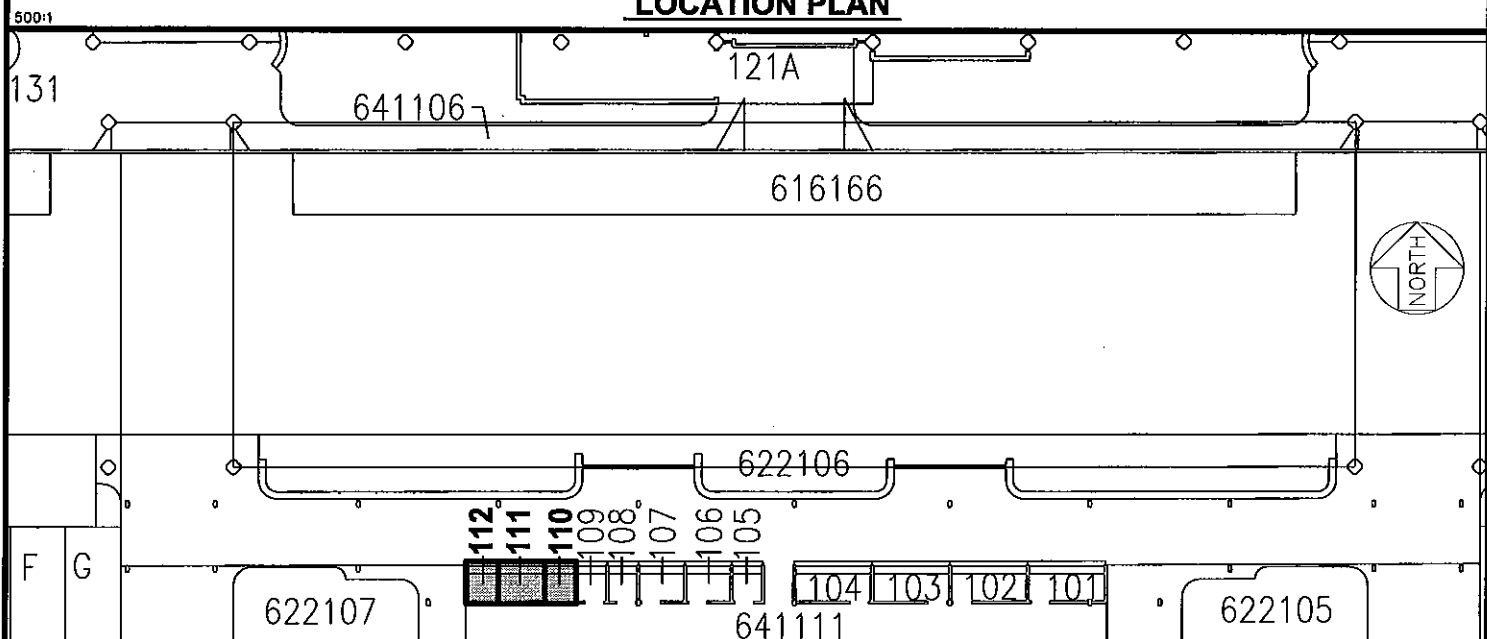
PLAT C1,42

HILO INTERNATIONAL AIRPORT

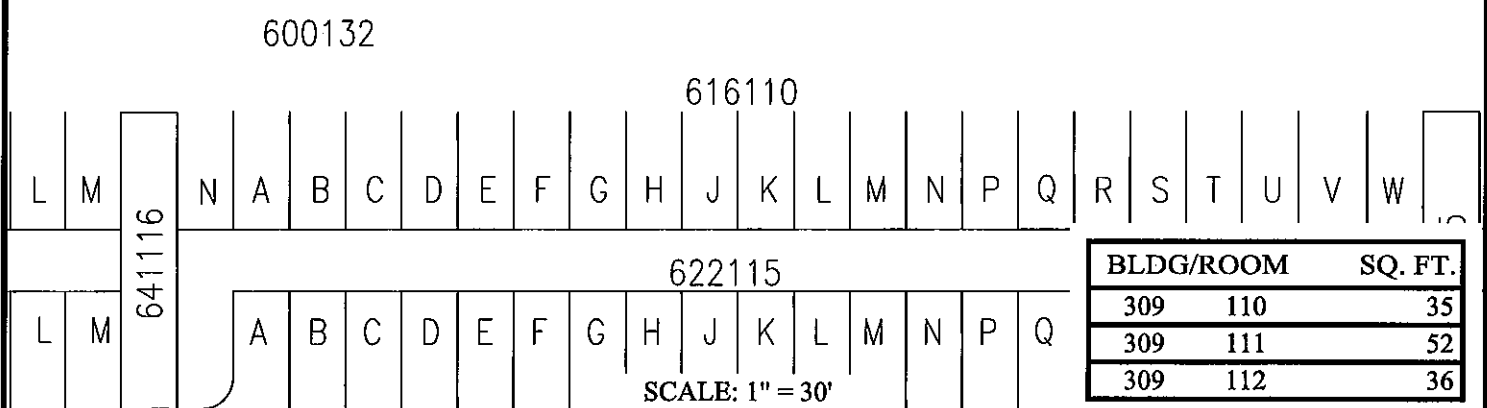
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LOCATION PLAN



BLDG 309



SCALE: 1" = 30'

BLDG/ROOM	SQ. FT.
309 110	35
309 111	52
309 112	36

DATE : JANUARY 2008

EXHIBIT: **A-15**

<p>Department of Transportation State of Hawaii Airports Division</p>	<p>RENT-A-CAR COUNTERS</p>	<p>RAC SPACES LOCATIONS</p>	<p>309110 309111 309112 PLAT C1,42</p>
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